

115 N Union Parking Plan:

We would like to petition the DRB to consider allowing one parking space for each single bedroom unit on the property instead of two in order to increase green space and improve flow. Expansion to the property involves converting carriage house into a single bedroom apartment and building a new 1 bedroom cottage in the mid section of the lot. Two of the three existing apartments in the main building are also single bedroom. A full 10 space plan is possible and has been designed by utilizing two indoor spaces inside the carriage house. Garage doors will be used for access and wooden barn doors added to maintain historical accuracy. This is a better design for occasional use and storage rather than daily parking. A back up area for carriage house spaces also adds a large area that needs to be drivable through use of a permeable concrete grid. The 10 space plan also requires 6 spaces to be placed next to the main house which creates an awkward turning and backup scenario. Both DAB and owner agree that it is not ideal and may not be necessary given the occupancy of the property. We propose to use the first room in the basement to provide a heated and locked bike storage area that will accommodate up to 8 bicycles for daily use and accessible to all. Six parking spaces would be provided. One for the carriage house apartment and one for the cottage apartment in the back of the lot. Four spaces would be supplied closer to the main house, two for the upstairs apartment and one each for the two downstairs apartments.

If the six space plan is not acceptable, we will make use of the parking spaces inside the barn and install the large backup area for a total of 8 spaces.

See attached site plans.

Thank you for your consideration

-Daniel Cockerline
Contractor